



MASTER ASSOCIATION INFORMATION 2024

2024 Community Association Fees, paid monthly:

- Single Family Detached Home (SFD) \$318.88
- Summit at Birchwood Condominium (Rise) \$268.63 + \$431.27 Condo Fee = \$706.22
- Summit at Birchwood Condominium (Lifts) \$268.63 + \$244.86 Condo Fee = \$519.81

Fees include the following:

1. Birchwood Clubhouses and pools
2. Landscape maintenance services for both individual lots and common areas
3. Common road and other routine common area maintenance, including pet waste stations and the community entry systems
4. Trash and recycling removal for individual homes and common areas
5. Television & Internet services (*please call 2 weeks prior to settlement to set up service*)

Note: Cable Card, Digital Converter or Set Top Boxes required for television reception (fees and services vary).

6. Contributions to the replacement reserves
7. Property and liability insurance on the common areas/facilities
8. Professional management of the Association

Utility Information:

Water & Sewer	Loudoun County Sanitation Authority	Phone: (571) 291-7880
Electric/Power	NOVEC	Phone: (703) 335-0500
Gas	Washington Gas	Phone: (703) 750-1000
	Columbia Gas	Phone: (800) 344-4077
Cable & Internet	Verizon FiOS* (activate/disconnect/billing)	Phone: (800) 501-1172
	Verizon FiOS Technical Support	Phone: (888) 553-1555
Trash & Recycling	Republic Services	Email: hoa.nova@republicservices.com

HOA Management Company:

Condos (Archer Square, Rise, Lifts/Summit): Malachi Jones

Phone: (703) 392-6006 x252

Email: mjones@sfmtcinc.com

Birchwood Community Association: Cam Gordon

Phone: (703) 327-1150

Email: Hello@HOAatBirchwood.com

Website: hoaatbirchwood.nabrnetwork.com

Birchwood Information Center

23710 Schooler Plaza, Brambleton, VA 20148 • (703) 722-2427

www.birchwoodatbrambleton.com

NOTICE: The subject property (Birchwood at Brambleton community) is located within and subject to the Airport Impact Overlay District, Ldn 60-65 aircraft noise impact area, under the Loudoun County Zoning Ordinance. The subject property is located within an area that has close proximity to Washington Dulles International Airport and will be impacted by aircraft overflights and aircraft noise. Community plans are subject to change, updated Jan 2024.